093.0	0006	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	818,000 /	818,000
					USE VALUE:	818,000 /	818,000
					ASSESSED:	818,000 /	818,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		RONALD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FINNEGAN GEORGE & MARCIA
Owner 2:	
Owner 3:	
Street 1:	51 RONALD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GUION JAMES T -
Owner 2:	-
Street 1:	51 RONALD ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,456 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1917, having primarily Wood Shingle Exterior and 1727 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5456.000	406,300	3,100	408,600	818,000
Total Card	0.125	406,300	3,100	408,600	818,000
Total Parcel	0.125	406,300	3,100	408,600	818,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 473.54 | /Parcel: 473.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 60775
GIS Ref:
GIS Ref:
Insp Date: 12/07/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 093.0-0006-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	406,300	3100	5,456.	408,600	818,000	818,000	Year End Roll	12/18/2019
2019	101	FV	256,300	3100	5,456.	414,400	673,800	673,800	Year End Roll	1/3/2019
2018	101	FV	256,300	3100	5,456.	309,400	568,800	568,800	Year End Roll	12/20/2017
2017	101	FV	225,900	3100	5,456.	280,200	509,200	509,200	Year End Roll	1/3/2017
2016	101	FV	225,900	3100	5,456.	268,500	497,500	497,500	Year End	1/4/2016
2015	101	FV	213,800	3100	5,456.	227,600	444,500	444,500	Year End Roll	12/11/2014
2014	101	FV	213,800	3100	5,456.	216,000	432,900	432,900	Year End Roll	12/16/2013
2013	101	FV	213,800	3100	5,456.	205,500	422,400	422,400		12/13/2012

!7651!

PRINT

Date	Time
12/10/20	22:16:04

LAST REV

Date	Time
12/26/19	10:31:03
apro	
7651	

USER DEFINED

Prior Id # 1:	60775
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GUION JAMES T,	70024-85		10/3/2017		742,000	No	No		
BRODIE PAULA J	56330-594		1/21/2011		472,900	No	No		
KRAWCZYK JOHN J	32040-433		11/17/2000		365,000	No	No	4	
MARQUIS BRIAN--	24791-391		8/18/1994		220,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/25/2019	1513	Insulate	2,111					
9/10/2018	1296		18,000	C				
7/20/2018	1017	Addition	267,690	O				
11/19/2009	1180	Re-Roof	9,345					

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2018	Inspected	PH	Patrick H
9/20/2018	MEAS&NOTICE	BS	Barbara S
2/2/2018	SQ Returned	MM	Mary M
6/27/2012	External Ins	BR	B Rossignol
1/17/2009	Meas/Inspect	345	PATRIOT
2/26/2001	MLS	MM	Mary M
3/18/2000	Inspected	276	PATRIOT
2/1/2000	Measured	263	PATRIOT
8/4/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5456		Sq. Ft.	Site		0	70.	1.07	5									408,578						408,600	

Total AC/HA: 0.12525 | Total SF/SM: 5456 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 408,578 | Spl Credit | Total: 408,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1917	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.25784993
Const Adj.:	0.98990101
Adj $ / SQ:	161.869
Other Features:	90907
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	455450
Depreciation:	49189
Depreciated Total:	406261

COMMENTS

OF=SINK IN BMT. FRPL NOT FUNCTIONAL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

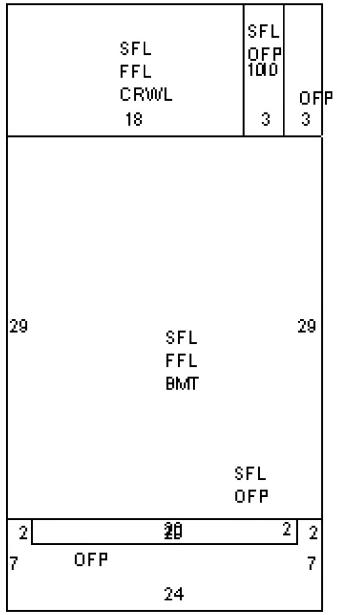
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	178.06
Special Features:	0	Val/Su Net:	143.52
Final Total:	406300	Val/Su SzAd	235.21

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	876	161.870	141,797
SFL	Second Floor	851	161.870	137,815
BMT	Basement	696	48.560	33,798
OFP	Open Porch	228	23.500	5,357
CRWL	Crawl Space	180	24.280	4,370

Net Sketched Area:	2,831	Total:	323,137
Size Ad	1727.3999	Gross Are	2926	FinArea	1727
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 093.0-0006-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X18	A	AV	1917	28.89	T	40	101			3,100			3,100

More:	N	Total Yard Items:	3,100	Total Special Featues:		Total:	3,100